## TATA CAPITAL HOUSING FINANCE LIMITED

The sale of the Secured Asset/Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013 Branch Address: Office No 208 To 212, 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007



Rs.3,00,000/-

**Earnest Money Deposit** 

(EMD): Rs.30.000 /-

Rs. 1105458/-is due

and payable by you

Rs 2302245/-is due

and payable by you

## NOTICE FOR SALE OF IMMOVABLE PROPERTY (Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

DIPTESHKUMAR

**JAGDISHBHAI** 

PATEL

JAGDISHBHA

CHHOTABHAI

10242574

19 10297782

E-Auction Notice of 15 days for Sale of Immovable Assets under the Security Interest (Enforcement) Rules, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co-Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on 19-12-2025 on "As is where is" & "As is where is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below Notice is hereby given that, in the absence of any postponement/discontinuance of the sale, the said secured asset/property shall be sold by E-Auction at 2.00 P.M. on the said 19-12-2025. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted to the Authorised Officer of the TCHFL on or before 18-12-2025 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Office No 208 To 212 | 2Nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat-395007.

Sr. No.	Loan	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1	10409512	Mr. MANJIBHAI UKABHAI RUPARELIYA Mrs. BHAVNABEN MANJIBHAI RUPARELIYA	Rs.16,30,295/- 12-11-2024	Rs.13,90,000/- Earnest Money Deposit (EMD): Rs.1,39,000/- Type of possession: Physical	Rs. 1997557/- is due and payable by you under Agreement no. 10409512  24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property Flat No. 501 on the 5TH floor of G-2 Type Building. Admeasuring 616 Sq. Ft i.e. 57.24 Sq. Mts. as per Built Up Area and 1027 Sq. Ft. i.e. 95.45 Sq. Mtrs as per Super Built-Up Area, along with 38.80 Sq. Mtrs. Of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SHANTAM AVENUE", constructed on non-agricultural land for residential & Local Shop use bearing Revenue Survey No. 335, Block No. 315 totally admeasuring He. Are 0-77-30 Sq. Mtrs., at Moje Kamrej, Taluka: Kamrej, Surat of Gujarat. Bounded: - East: - Adj. Common Road, West: - Space of Block no. 138 & 139 of Navagam, North: - Adj. Other Society, South: -Adj. Other Society,

0472336	REKHABEN SATISHBHAI BHALALA SATISHBHAI JEEVABHAI BHALALA	Rs. 465641/- 08-04-2025	Rs.6,30,000/- Earnest Money Deposit (EMD): Rs.63,000/- Type of possession: Physical	Rs. 5,66,497/-is due and payable by you under Agreement no. 10472330
			111,01041	
	0472336	SATISHBHAI BHALALA SATISHBHAI	SATISHBHAI BHALALA Rs. 465641/- SATISHBHAI 08-04-2025	SATISHBHAI BHALALA Rs. 465641/- Earnest Money Deposit (EMD): Rs.63,000/-

Description of the Immovable Property: All the piece and parcel of immovable property bearing Flat no. 301 on the 3rd floor of building no. C/1 having a Super built up area of 585.00 Sq. ft, i.e. 54.35 Sq. mtr and built up area of 386,26 Sq. ft. i.e. 35,88 Sq. mtr along with proportionate share of 27,52 Sq. Mmr in Parking and the undivided land of the Premises/Scheme known as "Dharamnandan Township" 1" constructed on nonagricultural land admeasuring approx.. 10,001 SQ. mtr of Block no. 189/BK of Revenue Survey no. 104/1+2+3, 103/4, 121/1, 151/1 and 119/9 of Mouje Village: Sayan, Sub District: Olpad, District: Surat, Gujarat. Bounded: - East: - Building No. B, West: - Building No. D, North: - Society Road, South: - Block No. 196/B.

3	10544993	Mrs. SHARDABEN CHIMANBHAI RAKHOLIYA, Mr. NITINBHAI CHIMANBHAI RAKHOLIYA, Mr. CHIMANBHAI VIRAJBHAI RAKHOLIYA	Rs. 800879/- (Rupees Eight Lakh Eight Hundred Seventy Nine Only) 31-01-2020	Rs. 2,00,000/- (Rupees Two Lakh Only)  Earnest Money Deposit (EMD): - Rs. 20,000 /- (Rs. Twenty Thousand Only)  Type of possession: - Physical	Rs. 2016697/-is due and payable by you under Agreement no. 10544993 24-11-2025
---	----------	--	---	--	---

Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Flat no 502 on 5th floor in building no E/2, super buildup area admeasuring 585 Sq. Ft. i.e. 54.35 Sq. Mt., and buildup area admeasuring 386.26 Sq. Ft. i.e. 35.88 Sq. Mt. along with 27.52 Sq. Mt. Known as "DHARMANANDAN TOWNSHIP 1" in situate at survey no. 140/1+2+3, 103/4, 121/1, 151/1 and 119/9 block no. 189/B admeasuring 10,001 sq. mt, of Moje Village Sayan, Ta. Olpad, Dist: Surat Gujarat Bounded: - East: - Building No. F, West: - Open Plot, North: - Society Road, South: - Building no 196/A

		VARSHABEN		Rs.9,90,000/-	Rs. 1298798/-is due	ı
4	10666310	JAYSUKHBHAI Makwana, Jaysukhbhai	Rs. 10,47,276/-	Earnest Money Deposit (EMD): Rs.99,000 /-	and payable by you under Agreement no. 10666310	
		SHANTIBHAI Makvana	10-01-2025	Type of possession: - Physical	24-11-2025	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 67, area admeasuring 48 Yard, i.e. 40.13 Sq. Mtrs., (As Per Plan area admeasuring 40.18 Sq. Mtrs.), Along with 22.43 Sq. Mtrs. undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SHIV VATIKA VIBHAG - 2", constructed on non-agricultural land for residential use bearing Revenue survey No. 70/1 and 70/2, Block No. 66, After Re-Survey Block No. 87 and 88, Situate at Moje Village: Nansad, Sub - District: Kamrej, District: Surat of Gujarat. Bounded as follows:- East by Adj. Plot No. 34, West by : Society Internal Road, North by : Adj. Plot No. 68, South by : Adj. Plot No. 66.

		VISHALBHAI JAYANTIBHAI		Rs.5,90,000/-	Rs. 854470/-is due
5 105	10542952	VEKARIYA MIRAL VISHALBHAI VEKARIYA	Rs. 729935/- 	Earnest Money Deposit (EMD): Rs.59,000 /-	and payable by you under Agreement no. 10542952
			WIINAL VIONALDIIAI	Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the piece and parcel of immovable property bearing Flat no. 502 on the 5th floor of building no. G/1 having a Super built up area of 585.00 Sq. ft, i.e. 54.35 Sq. mtr and built up area of 386.26 Sq. ft, i.e. 35.88 Sq. mtr along with proportionate share of 27.52 Sq. Mmr in Parking and the undivided land of the Premises/Scheme known as "Dharamnandan Township" 1" constructed on nonagricultural land admeasuring approx., 10,001 SQ, mtr of Block no. 189/B of Revenue Survey no. 104/1+2+3. 103/4, 121/1, 151/1 and 119/9 of Mouje Village: Sayan, Sub District: Olpad, District: Surat, Gujarat. Bounded: - East: - Building No. H, West: - Building No. F, North: - Society Road, South: - C.O.P.

ı				Rs.4,90,000/-	Rs. 1376315/-is
ı		MR. PRATAP			due and payable
	SHATRUGHAN SINGH	Rs. 8,88,177/-	Earnest Money Deposit (EMD):	by you under	
6	10270204			''''	Agreement no.
	MRS. MANJULABEN	15-05-2022	Rs.49,000 /-	10270204	
ı		KANUBHAI CHAUHAN			
ı				Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.GF/04 on Ground Floor of which area admeasuring 48.00 sq. Mtrs. as per Built Up Area, Along with 12.86 sq. Mtrs. of undivided share proportionate share in the underneath land of the building and all internal and externa rights thereto of the premises/campus known as "SAI LOK AVENUE", constructed on non-agricultural land for residential use bearing Plot No. 21 & 22. Revenue Survey No. 27/1 admeasuring 2140 sq. meters.. Situated at Moje Village: Gadbolni, Sub Dist: Ankleshwar, District: Bharuch of Gujarat. Bounded: - East: - Common Space, West:-Common Plot, North:-Flat No. GF/05, South:Flat No. GF/03

Γ		Mr. GIRISHBHAI	Rs. 8.18.609/-	Rs.2,40,000/-	Rs. 1548869/-is due
7 10478429	VALLABHBHAI SAVALIYA. Mrs. NAYANABEN	02-06-2021	Earnest Money Deposit (EMD): Rs.24,000 /-	and payable by you under Agreement no	
l		GIRISHBHAI		Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the piece & Parcel of Immovable property bearing Plot no A-224 admeasuring 42.42 Sq. Mtrs. along with 20.00 sq. mtrs. Total Admeasuring 62.42 Sq. Mtrs. undivided share in the land of Road in the premises/campus known as "SAVAN GREEN CITY", Constricted on non-agriculture land for residential use of Survey/Block No. 85 Total admeasuring 37489 Sq. Mtrs., Paiki Sub plot no 3 Total

admeasuring 28800.00 Sq. Mtrs., Situate at Moje Village: Kararvel, Taluka: Ankleshwar, Dist: Bharuch. Gu					Bharuch. Gujarat
8		Mr. ANIL DEVJIBHAI	Rs. 8,05,031/-	Rs.3,51,000/-	Rs. 2059266/- is
	10492342	DABHI	25-09-2019	Earnest Money Deposit (EMD):	due and payable by you under
		Mr. DEVJIBHAI ODHAVJIBHAI DABHI		Rs.35,100/-	Agreement no. 10492342
				Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the piece & parcel of the said immovable property is bearing Building No. H 1, Flat no. 201 on the Second floor admeasuring 676 Sq. Ft. Super Built-up area 41.17 Sq. mts. Along with 26.19 Sq. mts. Undivided share in the land of Road & C.O.P. Located at "Haridarshan Residency" Block No. 18, 19, 20 paiki 1, 21 & 27 (after merge new Block no. 18) Totally admeasuring 1,39,807.00 Sq. Mts. of Moje Village: Shekhpur, Ta: Kamrej, Dist: Surat, Gujarat. **Bounded :-** East : - Building No H-1 Flat No 202, West :- Applicable Open Plot, North :- Applicable wall, South :- Building No H-1 Flat No 204

			· ·		
		ARUN	Rs.22,49,847/-	Shop No 125- Rs.7,40,000/-	Rs. 2911485/-
9 10622408	BHUPATBHAI DHANANI SHEETAL	11-07-2024	Shop No 125- Earnest Money Deposit (EMD): Rs.74,000 /- And Shop No 126 - Rs.7,40,000/-	24-11-2025	
		ARUNBHAI DHANANI		Shop No 126-Earnest Money Deposit (EMD): Rs.74,000 /-	
				Type of possession: - Physical	

Description of the Immovable Property: Property 1: - All the piece & parcel of Immovable property bearing Shop No. 125 on the 1st floor admeasuring 162 sq. fts., i.e., 15.06 Sq. Mtrs. As per Carpet area, & 16.02 sq. mts. as per Built Up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "CITY HEART", constructed on non-agricultural land for Commercial use bearing Situate at Khata No. 1683, Revenue Survey No. 462. Revenue Block No. 746/B/2/3 Admeasuring He. 0-37-71 sg. mts., T. P. Scheme No. 66 (Kosad-Variyay), Final Plot No. 208 Paiki Sub Plot No. 3 Totally Admeasuring 3071 sg. mts.. of Moie Village Kosad, City of Surat. Bounded as follows: - East by : Open Space of Adj. Building, West by : Adj.

Passage, North by: Property of Adj. Shop No. 112, South by: Property of Adj. Shop No. 126. Property 2: - All the piece & parcel of Immovable property bearing Shop No. 126 on the 1st floor admeasuring 162 sq. fts., i.e., 15.06 Sq. Mtrs. As per Carpet area, & 16.02 sq. mts. as per Built Up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "CITY HEART", constructed on non-agricultural land for Commercial use bearing Situate at Khata No. 1683, Revenue Survey No. 462. Revenue Block No. 746/B/2/3 Admeasuring He. 0-37-71 sq. mts., T. P. Scheme No. 66 (Kosad-Variyav), Final Plot No. 208 Paiki Sub Plot No. 3 Totally Admeasuring 3071 sq. mts., of Moje Village Kosad, City of Surat. Bounded as follows: - East by: Open Space of Adj. Building, West by: Adj. Passage, North by: Property of Adj. Shop No. 125, South by: Property of Adj. Shop No. 127.

10			00 05 0000	(22): 110.00,000	TCHHL021600010008	L
	085805	DNYANESHWAR	06-05-2023	Type of possession: - Physical	5805	ŀ
		HANDE			24-11-2025	l
<b>Description of the Immovable Property:</b> All the rights, piece & parcel of Immovable property bearing Plot No.						
174 of which area admeasuring 46.84 Sq. Mtrs, along with 47.02 Sq. Mtrs of undivided share proportionate						ı
share in the underneath land and all internal and external rights thereto of the premises/campus known as						Γ
"JALARAM RESIDENCY PART-1", constructed on non-agricultural land for Residential use bearing Revenue						l
Survey No. 324 Block No. 346 Admeasuring 3-07-56 sq. mts. i.e. 30756 sq. mts. of which Akar is Rs. 3076 10						

Rs. 7,39,871/-

DNYANESHWAR

HENDE

**RHAVESHI** 

ZANZMERA.

TCHHL02

TCHHL02

vve	vest :- 25 F I Hoad, North :- Adj. Plot No. 175, South : Adj. Plot No. 173						
11 104041		BHARATBHAI LALJIBHAI		Rs.23,50,000/-	Rs. 3868564/-is due and payable by you		
	10404116	BORDA	Rs. 34,27,394/-	Earnest Money Deposit (EMD):	under Agreement no.	۲	
	10404110	MITAL	10-02-2025	Rs.2,35,000 /-	10404116	l	
		BHARATBHAI		Type of possession: - Physical	24-11-2025	١.	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing as per plan Plot No. 14 (as per 7/12 Block No. 204/A/14, area admeasuring 94.88 sq. mtrs.) and Plot No. 15 (as per 7/12 Block No. 204/A/15 area admeasuring 125.17 sq. mtrs.) of which as per Booking Plan Plot No. 8 of which area admeasuring 220.05 Sq. Mtrs. And open space area admeasuring 5.70 sq. mtrs. Total consiting area of 225.75 sq. mtrs. On which builtup area admeasuring 83.05 sq. mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "WHITE ROSE FARM", constructed on non-agricultural land for residential use bearing revenue survey No. 206, Block no. 204, Situate at Moje Village Virpor, Taluka: Madavi, District: Surat of Gujarat. Bounded as Follows; East Adj. Block No. 189 and 190, West: Adj. Road, North: Adj. Block No. 190 Land, South: Declared Express way.

Bs 20 18 357/-

 088884	LAVJIBHAI N ZANMERA	11-03-2025	Rs.1,39,000 /-	TCHHL021600010008	21
			Type of possession: - Physical	24-11-2025	<u> </u>
<b>Description of the Immovable Property:</b> All the rights, piece and parcel of the immovable property bearing					
Plot no. C/86 admeasuring 83.69 Sq. mtrs along with proportionate share in the unsold and common area					
admeasuring 40.50 Sq. mtrs, making the total area of Plot 124.19 Sq. mtrs located in the Premises/Scheme					

Rs.13.90.000/-

known as "Kumkum Bunglows C Type" situated on the non-agricultural land allocated for residential purpose admeasuring 28986 Sq. mtrs bearing Block no. 45, R.S. no. 4/1 admeasuring 6273 Sq. mtrs and Block no. 46, B.S. no. 4/2 admeasuring 5767 Sq. mtrs. Block no. 47/Paiki 1, B.S. no. 4/3 and 9 admeasuring 23219 Sq. mtrs. and Block no. 47/Paiki2, R.S.no. 4/3 admeasuring 28986 Sq. mtrs of Mouje Village: Sandhiyer, Sub District: Olpad, District: Surat, Gujarat. Bounded as Follows: East: By Society's internal Road, West: By Plot no. C/143, North: By Plot no. C/85, South: By Plot no. D/87.

		Mr. Bhupatbhai Dahyabhai Ginoya		Rs.2,70,000/-	Rs. 1226214/-is due and payable
13	9846828	(Borrower) . Mrs. Jayshreeben Bhupatbhai Ginoya	Rs. 6,32,967/- 03 05-2021	Earnest Money Deposit (EMD): Rs.27,000 /-	by you under Agreement no. 9846828
		(Co-borrower),		Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All that piece and parcel of the Flat No. 304, On The 3rd Floor in building no A-1, Admeasuring 601.64 Sq. Feet i.e. 55.89 Sq. Meters Super Built Up Area & 392.09 Sq. Feet i.e. 36.43 Sq. Meters Built Up Area, Along With Undivided Share In The Land Of "Mansarovar Residency" Situate Revenue Survey No.683, Block No.550/A, Admeasuring Hector 7-83-13 Sq. Meters, Akar Rs. 29.89 paisa, Of Moje: Village: Kathor, Tal: Kamrej, Dist: Surat Gujarat Bounded :- East : - adi Building of Mansarovar Plaza. West:-Adj. Society road, Noeth:-Adj. Building No A-2, South:-Adj, COP and block No 552

	9830090	CHIRAG	Rs. 1,80,227/-is due and	Rs.9,90,000/-	Rs. 108745/-is due and
	&	JITENDRABHAI	payable by you under		payable by you under
	10245916	KAKKAD	Agreement no. 10245916 and		Agreement no. 10647875 and
14	&	ZALAK	an amount of Rs. 9,51,077/-is	Earnest Money	an amount of Rs. 235260/- is
	10647875	JITENDRABHAI	due and payable by you under	Deposit (EMD):	due and payable by you under
		KAKKAD	Agreement no. 9830090 and	Rs.99,000 /-	Agreement no. 10245916 and
		KAKKAD	an amount of Rs. 92,914/-is	Type of	an amount of Rs. 1058440/-is
			due and payable by you under	possession: -	due and payable by you under
			Agreement no. 10647875.	Physical	Agreement no. 9830090
			Totalling to Rs. 12,24,218/-	i ilysicai	totalling to R
			08-04-2025		24-11-2025

**Description of the Immovable Property:** All the piece and parcel of the immovable property bearing Flat no. 204 on the Second floor of Building no. 'K' whose Super Built up area is 994 Sq. ft. i.e. 92.38 Sq. mtr and Built up area is 646 Sq. ft. i.e. 60.04 Sq. mtr along with proportionate share of 38.13 Sq. mtr in the undivided land of Scheme/Premises known as BHAKTIDHARA RESIDENCY 2" constructed on non-agricultural land admeasuring 99 AARE, 15 Sq. mtr bearing Block no. 128 of Revenue Survey no. 54 of Mouje Village: Sayan, Sub District: Olpad, District: Surat, Gujarat. Bounded: East: By Flat no. K-201, West: By Open Space, North:-By Building no. L, South:-By Flat no. F-203.

		DEVESHKUMAR		Rs.5,00,000/-	Rs. 1645818/-is due and
15	TCHHL02 16000100	PREMPRAKASH PANDEY SHALINI	Rs. 11,22,379/-	Earnest Money Deposit (EMD): Rs.50,000 /-	payable by you under Agreement no. TCHHL0216000100089377
	089377	DEVESHKUMAR PANDEY	19-12-2022	Type of possession: -	24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Open Plot No 68 (As per passing plan), of which area admeasuring is 40.15 Sq. Mtrs. i.e., 48.02 Sq. Yard, along with 34.16 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "RANCHHODNAGAR SOCIETY", constructed on non-agricultural land, bearing Revenue Survey No. 352/1, 352/2, 353, 354, 355, Block No. 332/A (Block No. 332/A & Block No. 333/A) admeasuring 17836.00 Sq. Mtrs., Situated at Moie Village: Kunyarda, Ta: Mangrol, Dist; Surat, Bounded:- East - Adj. Plot No. 67, West :- Adj. Plot No. 69, North :- Adj. Society's Road, South :- Adj. Plot No. 58.

		DHARMISHTHABEN	Rs. 17,02,280/-	Rs.17,01,000/-	Rs. 2086648/-is due
16	10430099	ANANDBHAI KHARODIYA AMARBHAI AMRTUBHAI PATEL	07-08-2024	Earnest Money Deposit (EMD): - Rs.1,70,100 /- Type of possession: - Physical	and payable by you under Agreement no.  10430099  24-11-2025

**Description of the Immovable Property:** All The Piece & Parcel of Immovable Property Bearing Plot No. 106 admeasuring 96.58 sq. yard i.e. 80.75 sq. mts., Along with 50.25 sq. mts. of undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "SUN LAK RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 422 & 42 Block No. 591 admeasuring 18110 sq. mts., of Moje Village Olpad, Ta: Olpad, Dist: Surat, Bounded: East Adj. Plot No. 107, West: - Adj. Plot No. 105, North: - Adj. Society Road, South: - Adj. Plot No. 93.

17	153561 & TCHIN02 16000100	LOTANLAL PATIL, SUNITA DIPESH PATIL	amount of Rs. 2,09,848/-is due and payable by you under Agreement no. 10692919 and an amount of Rs. 2,86,688/-is due and payable by you u n d er Agreement no. TCHIN0216000100087440 Totalling	Earnest Money Deposit (EMD):- Rs.1,38,000 /- Type of possession: -	Rs. 446217/-is due and payable by you under Agreement no TCHIN0216000100153561 and an amount of Rs. 239449/-is due and payable by you unde Agreement no. 10692919 and a amount of Rs. 321692/-is due and payable by you unde Agreement no. TCHIN02160
	16000100 087440		TCHIN0216000100087440 Totalling to Rs. 20,10,081/-	Physical	24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat I C/2/101 on the First Floor of Building No. "C-2", of which Built Up Area 404 Sq.Ft i.e., 37.50 Sq. Mtrs. and Car Area approx. 369 Sq. Ft i.e. 34.24 Sq. Mtrs. and undivided share of 19.72 Sq. Mtrs. proportionate share in underneath land and all internal and external rights thereto in the premises/campus known "SWAS" GREEN", constructed on non-agricultural land for residential use bearing Revenue Survey No. 73, 81, Block No. 123. T. P. Scheme No. 69 (Godadara-Dindoli). Final Plot No. 111 admeasuring 31763 sq. mts. Paiki as Per Surat Municipal Corporation Sub Plot No. 2 admeasuring 5833 sq. mts., of Moje Dindoli, Ta. Udhna (City), City of Surat. Bounded :- East :- Lift, Staircase & Flat No. C/2/104, West :- OTS & Society Road, North :- Adj. C1 Building, South: -Adj. Flat No. C/2/102.

11-03-2025

ı				Rs. 3,34,223/-is due and payable	Rs.12,90,000/-	Rs. 384349/-is due and payable
	18	TCHIN02 16000100 112345	LAXMANBHAI Vyas	by you under Agreement no. TCHIN0216000100112345 and an amount of Rs. 13,22,172/-is due and payable by you under	Earnest Money	by you under Agreement no. TCHIN0216000100112345 and an amount of Rs. 1484989/-is due and payable by you under
		& 10160825	LAXMAN HARIDAS VYAS	Agreement no. 10160825 and Totalling to Rs. 16,56,395/-	Type of possession: -	Agreement no. 10160825 totalling to Rs. 1869338/-

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot no 159, D-Type, plot area admeasuring 83.69 Sq- Mtrs-, along with 40.50 Sq- Mtrs-, undivided proportionate share in the underneath land Totally admeasuring 124-19 Sq- Mtrs-, and all internal and external rights thereto of the premises/campus known as "KUMKUM BUNGALOWS", constructed on non-agriculture land for residential use bearing Block No- 45, Revenue Survey No- 4/1, admeasuring 6273 Sq- Mtrs-, and Block No- 46, Revenue Survey No- 4/2, admeasuring 5767 Sq. Mtrs-, and Block No- 47/paiki 1, Revenue Survey No- 4/3, & 9, admeasuring 23219 Sq- Mtrs-, and Block No- 47/paiki 2, Revenue Survey No- 4/3, & 9, admeasuring 28986 Sq-Mtrs, Situate at Moje Village: Sandhiyer, Taluka: Olpad, District: Surat of Gujarat. Bounded: - East: - Adj Society Road, West: - Adj- Plot No- D-194, North: - Adj- Plot No- C-158, South: - Adj- Plot No- D-160.

due and payable by you unde due and payable by you unde PATEL Agreement no. 10242574 and Agreement no. 10297782 Type of SUDHABEN totalling to Rs. 726886/-Totalling to Rs. 6,00,797/possession: **JAGDISHBHAI** Physical 24-11-2025 08-04-2025 Description of the Immovable Property: All the piece and parcel of immovable property bearing Flat no. H/2 502 on the 5th floor of building no. H; H/2 having a Super built up area of 585.00 Sq. ft, i.e. 54.35 Sq. mtr and built up area of 386.26 Sq. ft, i.e. 35.88 Sq. mtr along with proportionate share of 27.52 Sq. Mmr in Parking and the Paisa, Situated at Moje Village: Kudsad, Ta: Olpad, Dist: Surat of Gujarat. Bounded: East: - Adj. Plot No. 185, undivided land of the Premises/Scheme known as "DHARMANANDAN TOWNSHIP" 1" constructed on non-

agricultural land admeasuring approx.. 10,001 SQ, mtr of Block no. 189/BK of Revenue Survey no. 104/1+2+3, 103/4, 121/1, 151/1 and 119/9 of Mouje Village: Sayan, Sub District: Olpad, District: Surat, Gujarat.

Rs.6.30.000/-

Earnest Money

Deposit (EMD):

Rs.63,000 /-

Rs. 476299/-is due and

payable by you unde

Agreement no. 10242574 and

an amount of Rs. 250587/-i

Rs. 853463/-is due and

Rs. 871130/-is due an

Rs. 379935/-is due

and pavable by yo

under Agreement

no. 10550338

24-11-2025

Rs. 1.92.097/- is due and

payable by you under

Agreement no. 10297782 and

an amount of Rs. 4,08,700/-is

Bounded: - East: - OTS, West: - Flat no. 501, North: - OTS, South: - Passage, Stair and Lift.

	GHANSHYAMBH	Rs. 31,09,030 /-	Rs.23,50,000/-	Rs. 3559827/-is due				
TCHHL02 16000100 088684	SAVALITA,	05-11-2024	Earnest Money Deposit (EMD): Rs.2,35,000 /-	and payable by you under Agreement no. TCHHL02160001000				
	GEETABEN GHANSHYAMBH AI SAVALIYA		Type of possession: - Physical	88684 24-11-2025				

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 175 admeasuring 88.88 sq. yard. i.e. 74.35 sq. mts., (As Per Computer Revenue Record 7/12 Paniya K.J.P. Block No. 132-195/175) Along with 43.86 sq. mts. undivided share in the land of Road & C.O.P., Total admeasuring 118.21 sq. mts., in "AMAR BUNGALOWS", Situate at Revenue Survey No. 105, 107, 108/Paiki, Block No. 132 (Old Block No. 114) admeasuring 18199 sq. mts., of Moje Village Nansad, Sub Distt & Ta: Kamrej, Dist: Surat. Bounded as follows:- East by: Adj. Plot No. 192, West by: Adj. Society Road, North by: Adj. Plot No. 174, South by: Adj. Plot No. 176.

		HARDIK RAMESHBHAI		Rs.12,50,000/-	Rs. 1424228/-is due
٠.		DHAMELIYA	D 10000151	Earnest Money Deposit	and payable by you
21	10051237	VARSHABENDHAMELIYA	Rs. 1228915/-	(EMD):- Rs.1,25,000 /-	under Agreement
		ASHOKBHAI H MAVANI	13-01-2025		no. 10051237
		ASHOKBHAI H MAVANI		Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing C-Type, Plo No. 114, of which area admeasuring along with the Ground Floor construction is 60.28 Sq. Mts. along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "HARIDARSHAN RESIDENCY", constructed on non-agricultural land for Residential use bearing Revenue Survey No. 34, Block No. 25 admeasuring 40194,00 sq. mts., Situated at Moie Village: Shekhpur, Ta: Kamrej, Dist: Surat of Gujarat. Bounded: - East: - Plot No. C-115, West: - Plot No. C-113, North: - Society Road, South: -Plot No. C-121

Rs. 6,79,298/-is due and

				payable by you under		payable by you under
4			HARISHCHANDE	Agreement no. 10621776 and	ns.15,00,000/-	Agreement no. 10621776 and
		9295664	R JHABURAM	an amount of Rs. 2,08,301/-is		an amount of Rs. 256158/-is
		&	AGARWAL	due and payable by you under	Earnest Money	due and payable by you under
	22	9310231		Agreement no. 9310231 and an	Deposit (EMD):-	Agreement no. 9310231 and
		&	KAVITA	amount of Rs. 11,26,887/-is due	Rs.1,50,000 /-	an amount of Rs. 1328101/-is
		10621776	HARISHCHANDR	and payable by you under		due and payable by you under
			A AGARWAL	Agreement no. 9295664		Agreement no. 9295664
				Totalling to Rs. 20,14,486/-	possession: -	totalling to Rs
				19-09-2024	Physical	
ı				19-09-2024		24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property Flat No. 1104 on the 11th floor Admeasuring 812.92 Sq. Feet i.e. 75.52 Sq. Mts. Built Up Area, Along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "VATSALYA AVENUE", constructed on non-agricultural land for residential use bearing Revenue Survey No. 273, T. P. Scheme No. 1 (Udhna-Majura), Final Plot No. 59, Admeasuring 3469 Sq. Mts. Paiki 3041.22 Sq. Mts., of Moje Udhna, Taluka; Choryasi, City of Surat, Bounded: East :- 40 Ft Road, West :- Khadi North: -80 Ft Road, South: -Adj. Society.

Rs. 2,89,029 /-is due and payable by

10453120 & TCHIN02 16000100 091637 & TCHIN02 16000100 167597	JANGOO VANASINH KALESH GEETA JANGOO KALESH	you under Agreement no. TCHIN0216000100091637 and an amount of Rs. 7,07,619 /-is due and payable by you under Agreement no. 10453120 and an amount of Rs. 3,71,133 /-is due and payable by you under Agreement no. TCHIN0216000100167597 Totalling to Rs. 13,67,781/-07-08-2024	Rs.7,00,000/-  Earnest Money Deposit (EMD): Rs.70,000 /-  Type of possession: - Physical	payable by you unde Agreement no. 10453120 and an amount of Rs. 393211/-is due and payable by you unde A g r e e m e n t n o TCHIN021600010009163: and an amount of Rs. 449584/ is due and payable by you under Agreement no TCHIN02160  24-11-2025
--	---	---	--	---

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 57 admeasuring 48.00 sq. yard, As Per Passing admeasuring 40.18 sq. mts., Along with 24.64 sq. mts. (Total admeasuring 64.82 sq. mts.), of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "MAHEK RESIDENCY", constructed on nonagricultural land for residential use bearing Revenue Survey No. 42/1 Paiki, 42/2, 41/1 Paiki, 40/2 Paiki, 39/3, 4, Block No. 42, 43 & 44 admeasuring 22156 sq. mts., of Moje Village Madhar, Ta: Olpad, Dist: Surat Gujarat. Bounded as follows: - East by: Adj. Plot No. 58, West by: Adj. Plot No. 56, North by: Adj. Plot No. 32, South by : Adj. SOSA Road.

Rs.3.00.000/-

**Earnest Money Deposit** 

(EMD):- Rs.30,000 /-

Type of possession: -

JAYA RASHMIKANT

PATEL.

**DIPEN RASMIKANT** 

HETLBHAI NARAGBHAI

VEGAD

10550338

າວເ			COLANIA		Filysical	
	De	scription o	of the Immovable Proper	ty: All the rights pie	ce and parcel of the Immovab	e Property bearing
ле	Plo	ot No. 123,	admeasuring 432.00 sq.	fts. i.e. 40.15 sq. n	nts., undivided share proporti	onate share in the
u	un	derneath la	and and all internal and e	external rights there	to of the premises/scheme k	nown as "GREEN
10.	ΑV	ENUE", co	nstructed on non-agricultur	al land bearing Rev	enue Survey No. 250-B, Adme	asuring 290659.88
.	sq	fts. i.e. 270	013.00 sq. mts., of Moje Vil	lage Utiyadara, Ta:	Ankleshwar, Dist: Bharuch, Gu	jarat. Bounded as

Rs. 2,76,567 /-

18-01-2025

Follows: East: Plot no. 122, West: Plot no. 124, North Plot no. 114, South Society 6.00 Mtr wide Road

JAYDIPKUMAR Rs. 2.42.325/- is due and Rs.19.00.000/- Rs. 313111/-is due and

are KE		9890141	BHUPATBHAI BHATTI	payable by you under Agreement no. 10556602 and	Earnest Money	payable by you under Agreement no. 10556602 and
23, st:-	25	& 10556602	BHUPATBHAI BHIKHABHAI	an amount of Rs. 21,30,515/-is due and payable by you under		an amount of Rs. 2400101/-is due and payable by you under
н.			BHATTI	Agreement no. 9890141 and Totalling to Rs. 23.72.840/-	Type of possession: -	Agreement no. 9890141 totalling to Rs. 2713212/-
able				08-01-2025	Physical	24-11-2025

Description of the Immovable Property: All the Rights, title and interest in respect Property bearing FLAT NO. 202 admeasuring 63.66 sq.mtr. built up area as per Sanctioned plan on 2nd Floor of Building No. C/1 in the campus known as "STAR GALAXY" constructed on non-agricultural land located of Survey No: 1359, Block No: 1316, having Preliminary T.P. Scheme No: 36 (VARIYAV), O.P.NO. 56, Final Plot No: 54 at Village- VARIYAV, Sub District-ADAJAN, District-SURAT along with undivided proportionate share in the underneath land of the building and all internal and external rights thereto. The Building No. C/1 of Star Galaxy is surrounded as under:- Towards North: Building No: B/2. Towards South: Road. Towards East: Road. Towards West: Road.

			MR.	Rs.837612/- is due and payable	Rs.3,95,000/-	Rs.779348/-is due and payable
			MANOJBHAI	by you under Agreement no.		by you under Agreement no.
			BABUBHAI	9925234 and an amount of Rs.	Earnest Money	9983207 and an amount of Rs.
No.		9925234	VEGAD	394114/-is due and payable by	Deposit (EMD):	1530509/-is due and payable by
rpet	26	&		you under Agreement no.	Rs.39.500 /-	you under Agreement no.
the		9983207	MRS.	9983207 totalling to	ns.35,300 /-	9925234 totalling to
STIK			KAJALBEN	Rs.1231726/-	Type of	Rs.2309857/-
) IIK			MANOJBHAI	02-06-2021	possession: -	04.44.0005

Description of the Immovable Property: All the piece & parcel of Immovable property Flat No. B-501 on the 5TH Floor, in block no "B" admeasuring 994 Sq. Feet i.e. 92.38 Sq. Mts. Super Built up area & 646 Sq. Feet i.e. 60.04 Sq. Mts. Built up area, Along with 38.13 Sq. Mts. undivided share in the land "Bhaktidhara Residency - 2", Situated at Revenue Survey No. 54, Block No. 128 admeasuring 9915 Sq. Mts. Akar Rs.13.00 Paisa, of Moje Sayan, Ta: Olpad, Dist. Surat Bounded: - East: - Adj. Residency Road, West: - Flat no B-502, North: - Flat no B-502, South :- Adj. Residency Road

Physical

	·	, ,			
		MONIKA	Rs. 3,54,529/-	Rs.3,20,000/-	Rs. 645554/-is due
27	10011329	KATHIRIYA	12-07-2022	Earnest Money Deposit	and payable by you under Agreement no
		CHIRAG		(EMD): Hs.32,000 /-	10011329
				Type of possession: - Physical	24-11-2025
	27	27 10011329	27 10011329 CHIRAGBHAI KATHIRIYA	27 10011329 CHIRAGBHAI KATHIRIYA 12-07-2022 CHIRAG CHIMANBHAI	27 10011329 CHIRAGBHAI KATHIRIYA CHIRAG CHIMANBHAI Type of possession: - Physical

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 205 on the 2nd Floor in Building "A", of which area Admeasuring is 29.74 Sq. Mts. as per Built up area, along with 7.84 Sq. Mtrs of undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "UMAVIHAR PALACE" of Uma-Vihar Bungalows, constructed on non-agricultural land for Residential use bearing Revenue Survey No. 25, Block No. 31 admeasuring 30352 Sq. Mts., Paiki Plot No. 164 to 170, Situated at Moje Village: Dastan, Ta: Palsana, Dist: Surat of Gujarat. Bounded: - East: - Adj. Society Road, West: - Property of Adj. Block No. 32, North: - Adj. Society Road, South: Adj. C.O.P. Land and Plot No. 171

To be continued..

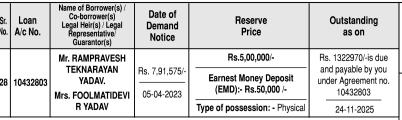
Rs. 1542816/-is due and

payable by you under

Agreement no. 10480835 and

### TATA CAPITAL HOUSING FINANCE LIMITED

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013 Branch Address: Office No 208 To 212, 2nd Floor, Eco Futurz, Nr. Khatu Shyamji Temple, New City Light Road, Surat- 395007



Description of the Immovable Property: All the piece & parcel of Immovable property bearing As Per Passing plan Plot No. 8/B (As Per Society Lay-Out plan Plot No. 8), of which area as per site admeasuring is 44.62 Sq. Mts., along with 15.77 Sq. Mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto. Totally Admeasuring 60.39 Sq. mts., in the premises/campus known as "SHRUSHTI RESIDENCY" constructed on non-agricultural land for residential use bearing Survey No. 123/2. Block No. 113 admeasuring 14449 Sq. Mts., Situated at Village: Kareli, Tal: Palsana, Dist: Surat of Guiarat, Bounded: - East: - Society Road, West: -Block No. 116, North: - Plot No. 9, South: - Plot No. 7.

		Mrs. SITADEVI RAMASHANKAR	Rs. 2,99,371/-	Rs.1,99,000/-	Rs. 741905/-is due and payable by you
29	9990565	MAURYA. Mr. RAMASHANKAR	27-09-2021	Earnest Money Deposit (EMD): - Rs.19,900 /-	
		HIRALAL MAURYA		Type of possession: - Physical	24-11-2025

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat no 102, admeasuring 31.04 Sq. Mtrs., i.e. 334 Sq. Ft, Buildup area 17.94 Sq. Mt, i.e. 193 sq. ft. along with 05.38 Sq. Mtrs., undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "MAN MADIR COMPLEX", at VALLABH NAGAR constricted on non-agriculture land for residential use bearing Revenue Survey Reg. Block No. 121, Plot no 135 admeasuring 61.37 Sq. Mtrs., and Plot no 136 admeasuring 61.37 Sq. Mtrs., Plot no 137 admeasuring 61.37 Sq. Mtrs., Total Adm. 1981.94 Sq. ft. i.e. 184.11 sq. mt. Paiki Situate at Moje Village: Vareli, Sub District: Palsana, District: Surat of Gujarat Bounded: East: - Adj. Plot No. 150 No. 126, North: - Plot No. 84, South - Plot No. 86. & 151 & 152, West :- Adj. 7.50 Miters Society Road, North :- Adj. Plot No. 134, South : - Adj. Plot No. 138

		MUKESH	Rs. 5,51,329/-is due and payable	Rs.5,00,000/-	Rs. 406578/-is due and payable
			by you under loan account no.		by you under Agreement no.
	9311586	MADHABHAI	9311586 and an amount of Rs.	Earnest Money	TCHIN0216000100062879 and
	&	MAVANI	2,62,189/-is due and payable by	Deposit (EMD):	an amount of Rs. 801854/-is due
30			vou under loan account No.	Rs.50,000 /-	and payable by you under
	16000100	VADOUADEN	TCHIN0216000100062879, i.e.		Agreement no. 9311586 totalling
	062879	MUKESH	Totaling to Rs. 8,13,518/-	Type of	to Rs. 1208432/-
	***************************************	MAVANI		possession: -	
		WAVAINI	23-12-2023	Physical	24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Flat No. 304 on the 3rd floor admeasuring 916.45 sq. feet i.e., 85.14 Sq. Mts. As per Super built up area & 619.45 sq. feet i.e. 57.55 Sq. Mts. As per Built up area, along with Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "MANSAROVAR RESIDENCY" Building No. C-10. constructed on non-agricultural land for residential use bearing Revenue Survey No. 683, Block No. 550/A admeasuring Hector 7-38-13 sq mts., Aakar Rs 29.89 Paisa of Moje Village Kathor, Ta: Kamrej, Dist: Surat of Gujarat. Bounded: East: Property of building Adj. to Mansarovar Plaza, West: Adj Society Road, North: Property of Adj. C.O.P, South: Property of Adj. Building No. A-9.

		PANNELAL	Rs. 10,02,968/-	Rs.4,40,000/-	Rs. 1546247/-is due
31	10512371	PARAS MAURYA		Earnest Money Deposit (EMD): -	and payable by you
	10312371	MIRA PANNELAL	10-08-2023	Rs.44.000 /-	under Agreement
		MAURYA			no. 10512371
				Type of possession: Physical	24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 286 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard., Along with 22.01 sq. mts. Undivided Share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as, "RAMKRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., Block No. 241 admeasuring He. 0 09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje Mota, Ta: Bardoli, Dist: Surat. Bounded: East Adj. Plot No. 297, West: - Adj. Society Internal Road, North: - Adj. Plot No. 287, South: Adj. Plot No. 288

32	10420897	MR. PARESH RATILAL RATHOD MRS. RAKSHA	06-02-2025	Rs.4,50,000/- Earnest Money Deposit (EMD): Rs.45,000 /-	Rs. 970714/-is due and payable by you under Agreement
		MRS. RAKSHA PARESH RATHOD		Rs.45,000 /- Type of possession: - Physical	no. 10420897 24-11-2025

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 170 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard., Along with 22.01 sq. mts. Undivided Share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as. "RAMKRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235. 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje Mota, Ta: Bardoli, Dist: Surat. Bounded: - East - Adj. Plot No. 177, West :- Adj. Society Internal Road, North :- Adj. Plot No. 171, South : - Adj. Plot No. 169

	-			<u> </u>		
		Mrs. PINKY ANAND		Rs.8,00,000/-	Rs. 1208037/-is due	41
33		SHIVNANI	Rs. 9,88,468/-	Earnest Money Deposit (EMD):	and payable by you under Agreement	
	9871774	Mr. ANAND MOHAN SHIVNANI	15-10-2024	Rs.80,000 /-	no. 9871774	
			10-10-2024	Type of possession: - Physical	24-11-2025	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 404 on Sq, Mtrs. And carpet area admeasuring 508.44 sq. foot i.e. 47.24 sq. mtrs., along with area admeasuring 23.88 sq. mtrs. C.O.P. and undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "Tulip building in Blossom Park", constructed on non-agricultural land for esidential use bearing Revenue Survey No. 111/1, now after consolidation of Blocks, Block No. 98 of which as per 7/12 area admeasuring H.Are-Sq.- Mtrs. 0-95-10, and Revenue Survey No. 111/2, after consolidating Block No. 99 of which as per 7/12 area admeasuring H-Are-Sq.-Mtrs. 1-02-18, consolidating both lands total area admeasuring 1-97-28 H-Are-Sq.-Mtrs., Situate at Moje Village: Kadodara, Sub- Dist.: Palsana, District: Surat of Gujarat. Bounded:- East:- Adj. Block No. 84 Paiki Land, West: - Adj. Road, North: - Adj. Block No. 100 and 101 Land, South: - Adj. Road

-	process of a state and sta						
		MR. RAKESH		Rs.2,00,000/-	Rs. 1903371/-is due		
		RAMESHBHAI DEVANI.	Rs. 10.13.970/-	Earnest Money Deposit (EMD):	and payable by you		
34	10561431	MRS. BHAVIKABEN		Rs.20,000 /-	under Agreement no. 10561431		
		RAMESHBHAI DEVANI	12-05-2021	Type of possession: - Physical	24-11-2025		

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Flat No. 401, (As Per Passing Plan Building No. A), Non-Agricultural Totally admeasuring 21,969 sq. mts.,in Building "A2" Build up area admeasuring 402.50 sq. feets., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "DHARM NANDAN TOWNSHIP - 2", constructed on non-agriculture land for residential use bearing Block No. 189/A, Survey No. 104/1+2+3, 103/4, 121/1, 151/1, 119/9, 165/1, 165/2, 155, 57/1, 158/1, Situate at Moje Village: Sayan, Taluka: Olpad, District: Surat of Gujarat. Bounded: - East - Block No. 218+219+223, West :- Block No. 229+287+288, North :- Block No. 223, South : - Moje Sayan Velanja Road

Rs.11.00.000/-

# NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

SUJARAM Rs. 109340/-is due and payable

by you under Agreement no.

TCHIN0216000100087615 and

CHHOGARAN

HATARAM

048083

2024	Rs.1,10,000 /-	under Agreement no. 10131179	١.			
	Type of possession: - Physical	24-11-2025	4			
	A- All the right piece and parcel of the	' ' '				
.58 Sq. N	Atrs. along with share in undivided land a	dmeasuring 5.57 Sq.				
ng known as "Platinum Plaza" constructed by Suketu Corporation on						
se notific	ed under G.I.D.C bearing Plot no. C.M/1	2 of survey no. 556 of	H			
District: Bharuch, Gujarat. Bounded as follows: East: By Passage,						

Rs. 1675311/-is due

and payable by you

bearing Shop no. F-39 having a built-up area of 18 Mtrs. located on the First Floor of Premises/Buildin Non-Agricultural land meant for commercial purpo Mouie Village: Kosmadi, Sub District: Ankleshwar, West: By Shop no, F-26, North: By Passage, South: By Shop no, F-24, Schedule B- All the right piece and parcel of the immovable property bearing Shop no. F-25 having a built-up area of 18.58 Sq. Mtrs. along with share in undivided land admeasuring 5.57 Sq. Mtrs. located on the First Floor of Premises/Building known as "Platinum Plaza" constructed by Suketu Corporation on Non-Agricultural land meant for commercial purpose notified under G.I.D.C bearing Plot no. C.M/12 of survey no. 556 of Mouje Village: Kosmadi, Sub District: Ankleshwar, District: Bharuch, Gujarat. Bounded as

Rs. 13.26.918/-

RAMESHRHAL

BACHUBHAI MOR

MANGUBEN

RAMESHBHAI

MOR

Description of the Immovable Property: Sch

10131179

follows: East: By Shop No. F-24, West: By Passage, North: By Shop no. F-38, South: By Passage							ota, Ta: B
		SANJAY	Rs. 10,33,572/-	Rs.7,90,000/-	Rs. 1299138/-is		orth :- Adj
36	9882017	AMBARAM MISTRI	12-11-2024	Earnest Money Deposit (EMD):-	due and payable by you under		
90	9002017	SUNITA SANJAY		Rs.79,000 /-	Agreement no.	43	988780
		MISTRI		Type of possession: - Physical	9882017 24-11-2025		
Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No.							ĺ

85/B admeasuring 44.61 sq. mts., along with undivided share proportionate share in the underneath land and all internal and external rights thereto of the premises/campus known as "SHIVAM RESIDENCY", constructed on non-agricultural land for residential use Situate at Block No. 130-A, Revenue Survey No. 130, 131 admeasuring 1-36-76 sq. mts., of Moje Kareli, Sub Distt & Ta: Palsana, Dist: Surat. Bounded: East: - Society Road, West: - Plot

		Mr. SANJAYBHAI	Rs. 10,16,630/-	Rs.4,00,000/-	Rs. 2054227/-is due
		B DABHI			and payable by you
	0044470		06-03-2020	Earnest Money Deposit (EMD): -	under Agreement
37	9841478	Mrs. JYOTIBEN SANJAYBHAI		Rs.40.000 /-	no. 9841478
				110.40,000 /	04 11 0005
		DABHI		Type of possession: - Physical	24-11-2025
				Type of possession Thysical	

Description of the Immovable Property: All the piece & parcel of the immovable property bearing Plot No. 101. Admeasuring Plot area 50.17 Sq. Mt. along with 32.93 Sq. Mt. undivided share in road located in 'Dharma Row House' situated at revenue survey no. 96, 97, 94, 92 block no. 54/A/1, admeasuring 22000 Sq. Mt. of Moje village syadala Ta. Olpad Dist: Surat. Bounded: - East: - Plot No. 102, West: - Plot No. 100, North: - Road, South: - Plot No. 81

			Mr.	Rs. 1155546/-is due and	Rs.9,80,000/-	Rs. 1960602/-is due and payable
П				payable by under loan account		by you under Agreement no.
		10497362	GIGUBHAI	No. 10497362 and an amount of	Earnest Money	10497362 and an amount of Rs.
'		<b>8</b>	DUDAVALA	Rs. 435618/-is due and payable		756523/-is due and payable by
	38	TCHIN02		by under loan account No.	Deposit (EMD): -	you under Agreement no.
ľ		16000100	Mrs.	TCHIN0216000100094166	Rs.98,000 /-	TCHIN0216000100094166
		094166	HANSABEN	totaling to Rs. 1591164/-	Tues of	totalling to Rs. 2717125/-
		004100	SATISHBHAI		Type of	
_			DUDAVALA	09-03-2022	possession: -	24-11-2025
•			DODAVALA		Physical	

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 41 (as per K.J.P. Plot No. 174-41 and as per Re-Survey New Block No. 3713) of which area admeasuring 66.82 Sq. Yards i.e. 55.87 Sq. Mtr., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "SWAMI RESIDENCY", constructed on non-agricultural land for residential use bearing Revenue Survey No. 189, Block No. 174, as per Revenue Record area admeasuring 8,324 sq. mtr., Situate at Moje Village: Shekhpur, Sub-Dist.: Kamrej, District: Surat of Gujarat, Bounded as Follows; East: Adj. Society Internal Road, West: Adj. Plot No. 40. North: Adj. Plot No. 42, South: Adj. Society Internal Road

		MR. SHIVAJI	Rs. 11,77,251/-	Rs.3,70,000/-	Rs. 2268102/-is due	
39	10549185	RUPAJI INGLE. MRS. RESHMA SHIVAJI INGLE	02-06-2021	Earnest Money Deposit (EMD): Rs.37,000 /-	and payable by you under Agreement no. 10549185	
		011171011110111		Type of possession: - Physical	24-11-2025	

Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 184 admeasuring 40.15 Sq. Mts. i.e. 48 Sq. Yard. Along with 22.01 Sq. Mts. Undivided Share in the land of Road & C.O.P. in "Ramkrishna Residency - 1" Situated at Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, after marge Block No. 230 admeasuring He. 2-61-03 Prati Agre Sq. Mts. and Block No. 241 admeasuring He. 0-09-10 Prati Aare Sq. Mts. Totally He. 2-70-13 Prati Aare Sq. Mts. of Moje Mota, Ta: Bardoli, Dist. Surat. Bounded: - East - Adj. Society internal Road, West: - Adj. Plot No. 163, North: - Adj. Plot No. 183, South: - Adj. Plot No. 185

10405041 & TCHIN02 16000100 117574	SAMPATI DEVI	and payable by you under loan account No. TCHIN0216000100117574 totaling to Rs. 1037527/- 15-11-2023	Deposit (EMD): Rs.49,000 /- Type of possession: - Physical	Rs. 468315/-is due and payable by you under Agreement no TCHIN0216000100117574 and an amount of Rs. 1033297/-is due and payable by you unde Agreement no. 1040504-totalling to Rs. 1501612/- 24-11-2025	
possibilition of the Immerchia Droporty: All The Diego & Percel of Immerchia Proporty Possing Plot No. 73					

4th Floor in A wing Building which as per site "Tulin Building" of which built-up area admeasuring 578 sq. foot i.e. 53.70 | Description of the Immovable Property: All The Piece & Parcel of Immovable Property Bearing Plot No. 73 admeasuring 40.15. sq. mts. i.e., 48 sq. yard, Along with 33.18 sq. mts. of Undivided share proportionate share in the underneath land and all internal and external rights thereto in the premises/campus known as "NILKANTH VILLA", constructed on non-agricultural land for residential use bearing Revenue Survey No. 348 Paiki, 350/2, 351, Block No. 327/A admeasuring 8100 sq. mts., of Moje Village Kuvarda, Ta: Mangrol, Dist: Surat. Bounded: East: - Adj. Society Road, West: - Plot No. 84, North: - Plot No. 72, South: Plot No. 74.

10411656	SUDASTABEN SHIVRAM POLAI MANIRAJ SHIVARAM POLAI SURAJ POLAI BIDESIKUMAR POALI	Rs. 1006754/- 08-04-2025	Rs.8,50,000/- Earnest Money Deposit (EMD): Rs.85,000 /- Type of possession: Physical	Rs. 1170408/-is due a payable by you und Agreement no. 10411656 24-11-2025
	DIDESIKOMIAN POALI		,, ,	

Description of the Immovable Property: All The Piece & Parcel of Immovable Property Bearing Plot No. 84 admeasuring 54.17 sq. vard i.e. 45.29 sq. mts., Along With 4.91 sq. mts., Undivided share in the land of C.O.P. & 20.68 sq. mts. Undivided share in the land of Road admeasuring 70.88 sq. mts. i.e. 84.77 sq. yard., and all internal and external rights thereto in the premises/campus known as, "Siddhi Residency Sector No. 1", Situate at Khata No. 42, Revenue Survey No. 279/1, Block No. 222 admeasuring 18211 sq. mts., Akar Rs. 11.62 Paisa, of Moje Village Kareli, Ta: Olpad, Dist: Surat Bounded: East: Adj Plot No. 85, West: Adj Plot No. 83, North: Adj Plot No. 58, South: -Approach Road to Society.

& Deposit (EMD): an amount of Rs. 1182847 /-is an amount of Rs. 148802/-is CHHOGARAN Rs.47,500 /-TCHIN02 due and pavable by you under due and pavable by you under 16000100 Agreement no. 10480835,i.e. Agreement no Type of **BHAMARI** Fotalling to Rs. 1292187/-TCHIN021600010008761 totalling to Rs. 1691618/-30-04-2024 **SUJARAM** Physical Description of the Immovable Property: All the piece & parcel of Immovable property bearing Plot No. 57 admeasuring 40.15 sq. mts. i.e., 48.00 sq. yard, Along with 22.01 sq. mts. Undivided share proportionate share n the underneath land and all internal and external rights thereto in the premises/campus known as "RAM

KRISHNA RESIDENCY-1", constructed on non-agricultural land for residential use bearing Block No. 230, 231

232, 233, 234, 235, 236, 238, 240, 245, 246, Block No. 230 admeasuring He. 2-61-03 Prati Aare sq. mts., 8

Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., of Moje

Mota, Ta: Bardoli, Dist: Surat of Gujarat. Bounded: East: - Adj. Plot No. 54, West: - Adj. Society Internal Road

Rs.4,75,000/-

Earnest Money

N	North:-Adj. Plot No. 58, South:-Adj. Plot No. 56						
43	9887809	SUNNANDABEN BHIKHANBHAI VARSALE BHIKHANBHAI NARAYANBHAI VARSALE AJAY BHIKHANBHAI VARSALE	Rs. 8,42,986/-	Rs.5,00,000/- Earnest Money Deposit (EMD): Rs.50,000 /- Type of possession: -	Rs. 1035592/-is due and payable by you under Agreement no. 9887809 24-11-2025		

Description of the Immovable Property: All the rights, piece & parcel of Immovable property bearing Plot No. 159 area admeasuring 40.18 Sq. Mtrs., along with undivided share proportionate share in the underneath land of the building and all internal and external rights thereto of the premises/campus known as "MAHADEV RESIDENCY - 1", constructed on non-agricultural land for residential use bearing Revenue Survey No. 44, 45, 498, 498/5, 499/1, 499/2, 499/3, 499/4 and 499/6, Block No. 67/A, Situate at Moje Village: Bagumara, Taluka: Palsana,District: Surat of Gujarat. **Bounded :-** East :- Adj. Plot No. 116, West :- Adj. 7.50 Mtrs. Road, North : Adj. Plot No. 160, South: -Adj. Plot No. 158.

	VANDANA DAGDU	Rs. 15,67,105/-	Rs.7,00,000/-	Rs. 1798040/-is due
10584856	PAWAR Kalpesh Dagdu	06-02-2025	Earnest Money Deposit (EMD):-	and payable by you under Agreement no.
	PATIL	00-02-2025	Rs.70,000/-	10584856
			Type of possession: - Physical	24-11-2025

**Description of the Immovable Property:** All the piece & parcel of Immovable property bearing Plot No. 291, of which area As Per Site admeasuring 53.51 sq. mts. i.e., 64 sq. yard, As Per Passing Plan admeasuring 55.87 sq. mts., Along with 30.62 sq. mts. of Undivided share proportionate share in the underneath land and all interna and external rights thereto in the premises/campus known as "RAM KRISHNA RESIDENCY - 1", constructed or non-agricultural land for residential use bearing Block No. 230, 231, 232, 233, 234, 235, 236, 238, 240, 245, 246, together Block No. 230, admeasuring He. 2-61-03 Prati Agre sq. mts., & Block No. 241 admeasuring He. 0-09-10 Prati Aare sq. mts., Totally He. 2-70-13 Prati Aare sq. mts., Situated at Village: Mota, Tal: Bardoli, Dist: Surat of Gujarat State. Bounded: East: - Adj. Block No. 292, West: - Adj. Society's Internal Road, North: - Adj Society's Internal Road, South: -Adj. Plot No. 290.

Note: - The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal https://auctionbazaar.com on 19-12-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition:- 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatemen or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. 2. The Immovable Property shall not be sold below the Reserve Price. 3. Bid Increment Amount will be Rs.10,000/- (Rupees Ten Thousand Only). 4. All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. 5. The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. 6. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. 7. Inspection of the Immovable Property can be done on 10-12-2025 between 11 AM to 5.00 PM. with prior appointment. 8. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. 9. In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. 11. Details of any encumbrances, Litigations known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. before submitting the bid. 12. For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road Somajiguda, Hyderabad 500082 Email Id: contact@auctionbazaar.com/support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696 Please send your query on WhatsApp Number 9999078669. 13. TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/borrower(s) and the copy of the challan shall be submitted to our company 14. Please refer to the below link provided in secured creditor's website https://surl.lu/xlwcin for the above

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all gueries and enquiry in this matter. Sd/

details. 15. Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Date :- 02-12-2025 **Authorised Officer** Tata Capital Housing Finance Ltd. Place:- Surat

### Form No. INC-26

[Pursuant to rule 30 the Companies (Incorporation) Rules, 2014] (Advertisement to be published in the newspaper for change of registered office of the company from one state to another)

BEFORE THE CENTRAL GOVERNMENT, REGIONAL DIRECTOR, **NORTH WESTERN REGION** In the matter of sub-section (4) of Section 13 of Companies Act, 2013 and

clause (a) of sub-rule (5) of rule 30 of the Companies (Incorporation) Rules AND

### In the matter of TAPTI WATERWAYS PRIVATE LIMITED

(U61100GJ2014PTC079171) having its Registered Office at TF-413, 3rd Floor, Green Signature Shoppers Opp Legend Residency, Happy Residency Road, Vesu, Surat-395007, Gujarat

... Applicant Compan Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the Extra Ordinary General Meeting held on Monday, 24th day of November, 2025, to enable the company to change its Registered Office from "State of Guiarat" to "State of Maharashtra".

Any person whose interest is likely to be affected by the proposed change of the registered office of the company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, North Western Region, ROC Bhavan, Opp Rupal Park Society, Behind Ankur Bus Stop, Naranpura, Ahmedabad-380013, Gujarat, within Fourteen Days of the date of publication of this notice with a copy to the applicant company at its registered office at the address mentioned below: "TF-413, 3rd Floor, Green Signature Shoppers, Opp Legend Residency

Happy Residency Road, Vesu, Surat-395007, Gujarat"

For Tapti Waterways Private Limited Date: 01/12/2025 Sd/- Jayesh Sharma Director (DIN 10785313)

### **PUBLIC NOTICE**

Notice is hereby given that the documents bearing Original Sale Deed executed between MEET VIMAL SHAH and MAHENDRABHAI MOHANBHAI PATEL, registered at Registrar's Office-AKOTA, VADODARA Wide Regd. Sr. No.13862/2017, on dtd. 23/8/2017 is misplaced and not traceable yet. The report of the same has been lodged at the Manjalpur Police Station, vide Inward No....7828 ...on dtd 28/11/2025.
If found, kindly inform to MAHENDRABHAI MOHANBHAI PATEL, RESIDING at C-22, LUVKUSH NAGARI, VADSAR ROAD, VADSAR, VADODARA, Mobile Number: 7016827514.

Description of property of lost/misplaced original documents The immovable property bearing Block No. 46, admeasuring plot area 81.90 sq.mtr. and construction on 1000.00 sq.ft. LAVKUSHNAGARI society, situated at Vadsar Gam, Vadodara on the land bearing R.S. No. 127, admeasuring 9611.00 Sq.mtr., and R.S. No.129/1, admeasuring 2595.00 Sq.mtr, being City Survey No.1273 and 1271/B of of village Vadsar, Tal. & Dist. Vadodara.

Office: 211-212, Park paradise, Nr. Billabong School, Vadsar Road, Vadodara-390010 Vaibhav D. Patel 88666 61036 Advocate

## PUBLIC NOTICE

This is to inform the general public that Immovable Property being Tenement No. 11 (Cover under City Survey no. 1960) Paiki First floor, and Second Floor (Without Ground Floor), having first floor admeasuring 33.95 sq. Meters, together with undivided share 2/3 i.e. admeasuring 23.263 Sq. Meters, along with Construction First floor admeasuring 33.285.

Meters, and Second Floor admeasuring 33.28 Sq. Meters, in the scheme known as "Bharatnagar" construction no leasehold land bearing T.P. Scheme no. 3, F.P. No. 54, Sub Plot no. 11, Situated being and lying at mouje Darivapur - Kaijpur, taluka Asarwa, in the registration district and sub district Ahmedabad-6 (Naroda). The said property is presently in possession, enjoyment, and ownership of (1) Chauhan Shaileshbhai Raichandbhai (First Floor), and (2) (a) Chauhan Shaileshbhai Chauhan (Second Floor). The present owners have informed us that the original documents from the chain of title of the aforesaid property have been lost, namely (1) Original sale deed bearing no. 9008/2013 executed by Ketankumar Kantilal Patel in favour or Minaben Mahendra kumar Shukla with RR, (2) Original sale deed bearing no. 9009/2013 executed by Ketankumar Kantilal Patel in favour or Shantaben Chandrakanthahi Patel with RR and (3) Original Partition deed bearing no. 3371 dated 22.02.2018 executed between (1) Patel Karishma Jisgnesh and Patel Ronak Rakeshkumar (2) Minaben Mahendrakumar Shukla (3) Shantaben Chandrakant Patel with RR Therefore, with respect to the said property and the abovementioned missing Documents along with its Registration Receipts. Therefore, any person(s), institution(s), or authority(es) having any objection, dispute, encumbrance, right, share, claim, charge, lien, debt, inheritance right, or maintenance right over the aforesaid properties are hereby called upon to inform the undersigned in writing, along with documentary evidence, within 7 days from the date of publication of this notice at the aforesaid properties are hereby called upon to inform the undersigned in

LE EXPART ASSOCIATES - M. H. Bloch(Advocates) G-812, Titanium City Center, Prahladnagar Main Road Opp. Seema Hall, Ahmedabad. Mo. No. 9904022116 Crossing, Kim, Surat -394110, Gujarat

17/09/2025 **DEMAND NOTICE TO GUARANTOR** (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002) To, Mr. Prajapati Mahendra Lalji (Guarantor),

P/208, Tapi Darshan Society, Variyav, Tadwadi, Surat-394520 Ref. Your guarantee for credit facilities granted to Jayprakash Ramavtar Harijan

(Borrower)

As you are aware, you have by a guarantee dated 22/10/2012 and 22/09/2017 guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at early time thereafter owing or incurred to us by Jayprakash Ramavtar Harijan (Borrower) for aggregate credit limits of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) with interest thereon and other charges more particularly set out in the said guarantee document.

1. We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset. A copy of the notice dated 17/09/2025 under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrower is enclosed. Since the borrower has committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of loan/credit facilities aggregating Rs.3,46,502.59 (Rupees Three Lakhs Forty Six Thousand Five Hundred Two and Paise Fifty Nine Only) and interest thereon, plus other charges thereon and we hereby invoke the guarantee and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of the notice dated 17/09/2025 served on the borrower (copy enclosed).

2. We further wish to inform you that in regard to the security provided by you to secure your

2. We further wish to inform you that in regard to the security provided by you to secure you 2. We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrower, this notice of 60 days may please be treated as notice under sub-Section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest up to the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.
3. We invite your attention to sub-section (13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale

ire barred from transferring any of the secured assets referred to in para 1 above by way of sal ease or otherwise (other than in the ordinary course of business), without obtaining our prio written consent. We may add that non-compliance with the above provision contained section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

section 13(13) ortne said Act, is an offence punishable under section 22 off the Act.

4. We further invite your attention to sub section (8) of section 13 of the said Act in terms o
which you may redeem the secured assets, if the amount of dues together with all costs
charges and expenses incurred by the Bank is tendered by you, at any time before the date o
publication of notice for public auction/inviting quotations/tender/private treaty. Please not
that after publication of the notice as above, your right to redeem the secured assets will not be
concluded.

Please note that this demand notice is without prejudice to and shall not be construed a vaiver of any other rights or remedies which we may have, including without limitation, in th ight to make further demands in respect of sums owing to us.

Date: 17/09/2025

Chief Manager & Authorised Office Bank Of Baroda, Surat

**ब**ैक ऑफ़ बड़ौदा

#### Plaintiff Advocate: Mr. Vivan Shah **PUBLIC SUMMONS** In the Court of Small Causes Court No.3, At. Ahmedabad

Exh: 23

Suit Valued at Rs. 9,20,563/-

Suit No. SMST R-1304/2022

: Union Bank of India

Address: Head Office - 239, Vidhan Bhavan Marg, Nariman Point,  ${\bf Mumbai\, Branch\, Office\, -\, Odhav\, Road\, Branch, Ahmedabad}$ V/s.

Defendants: (2) Bharatbhai Babulal Prajapati

Address No. 1: 31, Shreeji Park Duplex Society, B/s. Takshashila School, Maheshwari Road, Odhav, Ahmedabad. Address No. 2: 525, Jalpari society, Vastral Road, Mahadevnagar

You, The Defendant are hereby informed that the above named Plaintiff has nstituted the above mentioned Regular Summary Suit against you for recovery of Rs. 9.20.563/-with interest. The court has tried to serve the summons upon you through RPAD. The

summons as well as the court process was returned unserved. In the above circumstances, the Public Summons is hereby issued by way of publication in daily News paper as per the

Order passed below Exh-22 by the Hon'ble Court. Where the plaintiff above named has instituted a suit against you, the

efendant under Order XXXVII of the Code of Civil Procedure, 1908, for Rs. 9,20,563/- with interest. You are hereby summoned to cause an appearance to be tendered for you, within 10 days from the date of the publication of this public summons in the News paper, in default whereof the plaintiff will be entitled, after the expiration of the said period of ten days, to obtain a decree for any sum not exceeding the sum Rs. 9,20,563/- and such amount as the court may award for cost together with such interests, if any as the court may order.

If you, the Defendant cause an appearance to be entered for you, the Plaintiff will thereafter, serve upon you a summons for judgment at the hearing of which you will be entitled to move the court for leave to defend the suit.

Leave to defend may be obtained if you satisfy the court by affidavit of otherwise that there is a defence to the suit on the merits, or that is reasonable that you should be allowed to defend suit.

Given under my hand and the seal of the Court, this 12th day of lovember, 2025. Prepared by Checked by M.L.Shrimali

(V.V. Parmar) (B.P. Joshi) Bench Clerk Grade

Registrar Small Cause Court Ahmedabad